

AMENDED
PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property shown in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 303.1, 400.1, 400.2, To allow a front setback of 11 feet... and (for an addition) in lieu of the required front yard average of 26.73 feet... and To allow an accessory structure (garage) in the side yard and 7 feet from the centerline of an alley in lieu of the required rear yard and 15 feet respectively. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
1. We need a bigger living room. We want to add an extension onto the house along Kinship Rd.
2. Cannot set the garage back 15 ft. because the house is turned on the lot facing the side street. The rear wall would interfere with the house. Need to turn the garage to face side street and setback from the alley 7'0" instead of 15 ft.
Note: Existing fences are presently 7 feet 0 inches in height.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.
I/We do solemnly declare and affirm that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
City and State
Attorney's Telephone No.:
Address
Phone No.
ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as of _____, 19____, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

442 Eastern Blvd.
Baltimore, MD 21221

THE AVENUE NEWS

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement of

was inserted in The Avenue News a weekly newspaper published in Baltimore County, Maryland once a week for _____ successive week(s) before the _____ day of _____, 19____.

has is to say, the same was inserted in the issue of 6/16/1988.

The Avenue Inc.
per publisher

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Petition for Zoning Variance
Case number: 88-525-A
NW Corner Liberty Parkway and Kinship Road
(10 Liberty Parkway)
12th Election District
7th Councilmanic District
Petitioner:
William R. Dickerson, et ux
Hearing Date: Thursday, July 21, 1988 at 9:00 a.m.
Variance to allow an accessory structure (garage) in the side yard and 7 feet from the centerline of an alley in lieu of the required rear yard and 15 feet, respectively. To allow a front setback of 11 feet in lieu of the required front yard average of 26.73 feet.
If the variance is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission request for a stay of the issuance of any permit during this period be good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
6/29 June 30.

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD., June 30, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of _____ successive weeks, the first publication appearing on June 30, 1988.

THE JEFFERSONIAN,
S. Zeke Olson
Publisher

37.50

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD., June 16, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 16, 1988.

THE JEFFERSONIAN,
S. Zeke Olson
Publisher

33.75

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Petition for Zoning Variance
Case number: 88-525-A
NW Corner Liberty Parkway and Kinship Road
(10 Liberty Parkway)
12th Election District
7th Councilmanic District
Petitioner:
William R. Dickerson, et ux
Hearing Date: Wednesday, July 6, 1988 at 2:00 p.m.
Variance to allow an accessory structure (garage) in the side yard and 7 feet from the centerline of an alley in lieu of the required rear yard and 15 feet, respectively. To allow a front setback of 11 feet in lieu of the required front yard average of 26.73 feet.
If the variance is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission request for a stay of the issuance of any permit during this period be good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
6/29 June 16.

IN RE: PETITION FOR ZONING VARIANCE
NW Corner Liberty Parkway and Kinship Road
(10 Liberty Parkway)
12th Election District
7th Councilmanic District
William R. Dickerson, et ux
Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-525-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a front yard setback of 11 feet in lieu of the required 26.73 feet for a proposed addition and to permit an accessory structure (garage) in the side yard in lieu of the required rear yard with a setback of 7 feet from the centerline of an alley in lieu of the required 15 feet, all as more particularly described in Petitioner's Exhibits 1 and 2.

The Petitioners, by Mr. Dickerson, appeared and testified. There were no Protestants.

It must be noted that the original Petition for Zoning Variance was incorrectly filed on April 13, 1988. Subsequent to the original hearing scheduled for July 6, 1988, and prior to the advertisement and posting of the property, the error was discovered and an Amended Petition for Zoning Variance was filed. The hearing scheduled for July 6, 1988 was postponed and a new hearing set for July 21, 1988.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12th
Posted for: Variance
Petitioner: William R. Dickerson, et ux
Location of property: NW Corner Liberty Parkway & Kinship Rd.
10 Liberty Parkway
Location of Signs: Facing Liberty Parkway, signs 25' x 15' on roadway, on property of P.T. Haines
Remarks:
Posted by: J. Robert Haines
Number of Signs: 1
Date of return: 6/14/88

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12th
Posted for: Variance
Petitioner: William R. Dickerson, et ux
Location of property: NW Corner Liberty Parkway & Kinship Rd.
10 Liberty Parkway
Location of Signs: Facing Liberty Parkway, signs 15' x 15' on roadway, on property of P.T. Haines
Remarks:
Posted by: J. Robert Haines
Number of Signs: 1
Date of return: 7/8/88

welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of August, 1988 that the Petition for Zoning Variance to permit a front yard setback of 11 feet in lieu of the required 26.73 feet for a proposed addition and to permit an accessory structure (garage) in the side yard in lieu of the required rear yard with a setback of 7 feet from the centerline of an alley in lieu of the required 15 feet, all as more particularly described in Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject, however, to the following restriction:

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner

August 11, 1988

Mr. & Mrs. William R. Dickerson
10 Liberty Parkway
Baltimore, Maryland 21222

RE: PETITION FOR ZONING VARIANCE
NW Corner Liberty Parkway and Kinship Road
(10 Liberty Parkway)
12th Election District; 7th Councilmanic District
Case No. 88-525-A

Dear Mr. & Mrs. Dickerson:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been granted in accordance with the attached order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs
Enclosure
cc: People's Counsel
File

Baltimore County
Fire Department
Towson, Maryland 21204-2536
494-4500

Paul H. Reincke
Chief

April 20, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Dennis F. Rasmussen
County Executive

Re: Property Owner: William R. Dickerson, et ux

Location: NW/C Liberty Parkway and Kinship Road

Item No.: 364

Zoning Agenda: Meeting of 4/12/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or ___ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *CH. G. [Signature]* 4-20-88
Planning Group
Special Inspection Division

Noted and
Approved: *John F. O'Neill*
Fire Prevention Bureau

/s/

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

May 10, 1988



Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 358, 359, 360, 361, 363, 364, 365, 366, 367 and 368.

Very truly yours,

Stephen E. Weber
Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/RF/pml-b

RECEIVED
MAY 16 1988
ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 21, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

080

Mr. & Mrs. William R. Dickerson
10 Liberty Parkway
Baltimore, Maryland 21222

RE: Item No. 364 - Case No. 88-525-A
Petitioner: William R. Dickerson, et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Dickerson:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosures

88-525-A

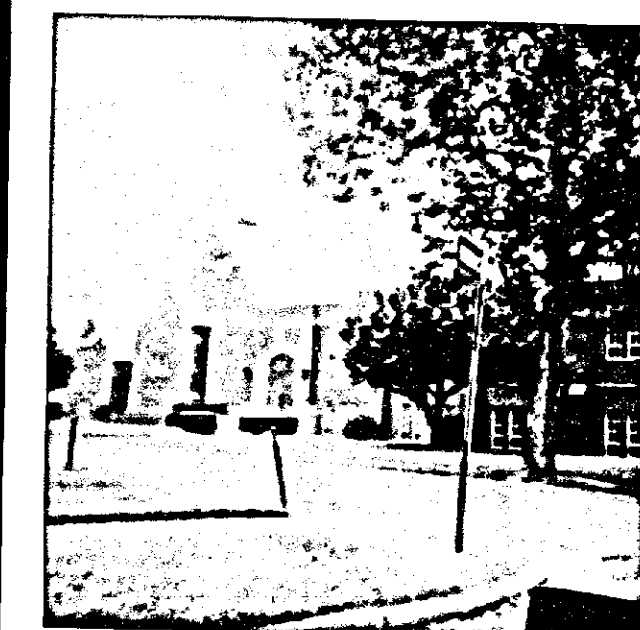
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
13th day of April, 1988.

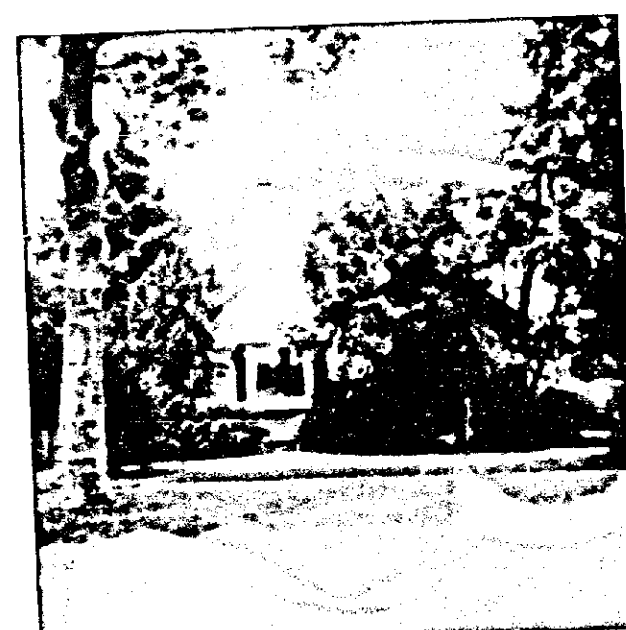
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner William R. Dickerson, et ux Received by: James E. Dyer
Petitioner's Attorney Chairman, Zoning Plans
Advisory Committee



NW/C Kinship & Yorkburg
Church Front in Yorkburg.

6-22-88 [Signature]



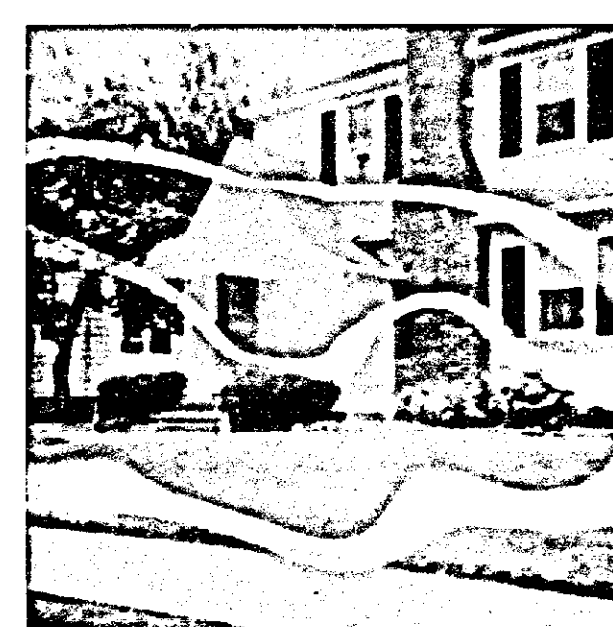
Petitioner #10 Liberty Pkwy.
Photo taken on Liberty Pkwy.
looking North. No Drive.

6-22-88 [Signature]



Petitioner - Photo taken on
Kinship Rd. - Looking West.
Main/Front door is on Kinship Rd.

6-22-88 [Signature]



#118 Kinship
Front = Kinship Rd.
Photo = Looking South

6-22-88 [Signature]



120 Kinship Rd.
Front = Kinship Rd.
Photo = Looking South

6-22-88 [Signature]



SW/C Kinship Rd & Yorkburg
Photo = Looking N on Kinship Rd.
No Drive on Kinship; Front = Yorkburg.

6-22-88 [Signature]



SW/C Liberty Pkwy & Kinship
Photo = Looking N on Liberty Pkwy.
No Drive on Kinship - Photo = Looking North.

6-22-88 [Signature]